

611 WEST 22ND STREET

611 W 22nd STREET | AUSTIN, TX



OFFICE SPACE FOR LEASE

- **Approximately 1,281 RSF** ideal for office or creative use located on the 2nd floor.
- **Available 9/1/2026**
- Located in the heart of West Campus, this office space offers a premier location just steps from the University of Texas, surrounded by a vibrant mix of retail, dining, and student activity.
- Situated within a historic house, the property combines unique architectural character with modern functionality, on-site parking, and excellent visibility.

AREA RETAILERS



2026 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Total Population	38,819	172,266	372,941
Avg HH Income	\$99,127	\$176,729	\$162,265
Total Households	14,134	84,800	177,941

TRAFFIC COUNTS

1,612 VPD on Rio Grande St
1,506 VPD on W 22nd St

CONTACT FOR MORE INFORMATION

CADE R. KNEBEL

Senior Associate

512.477.2235

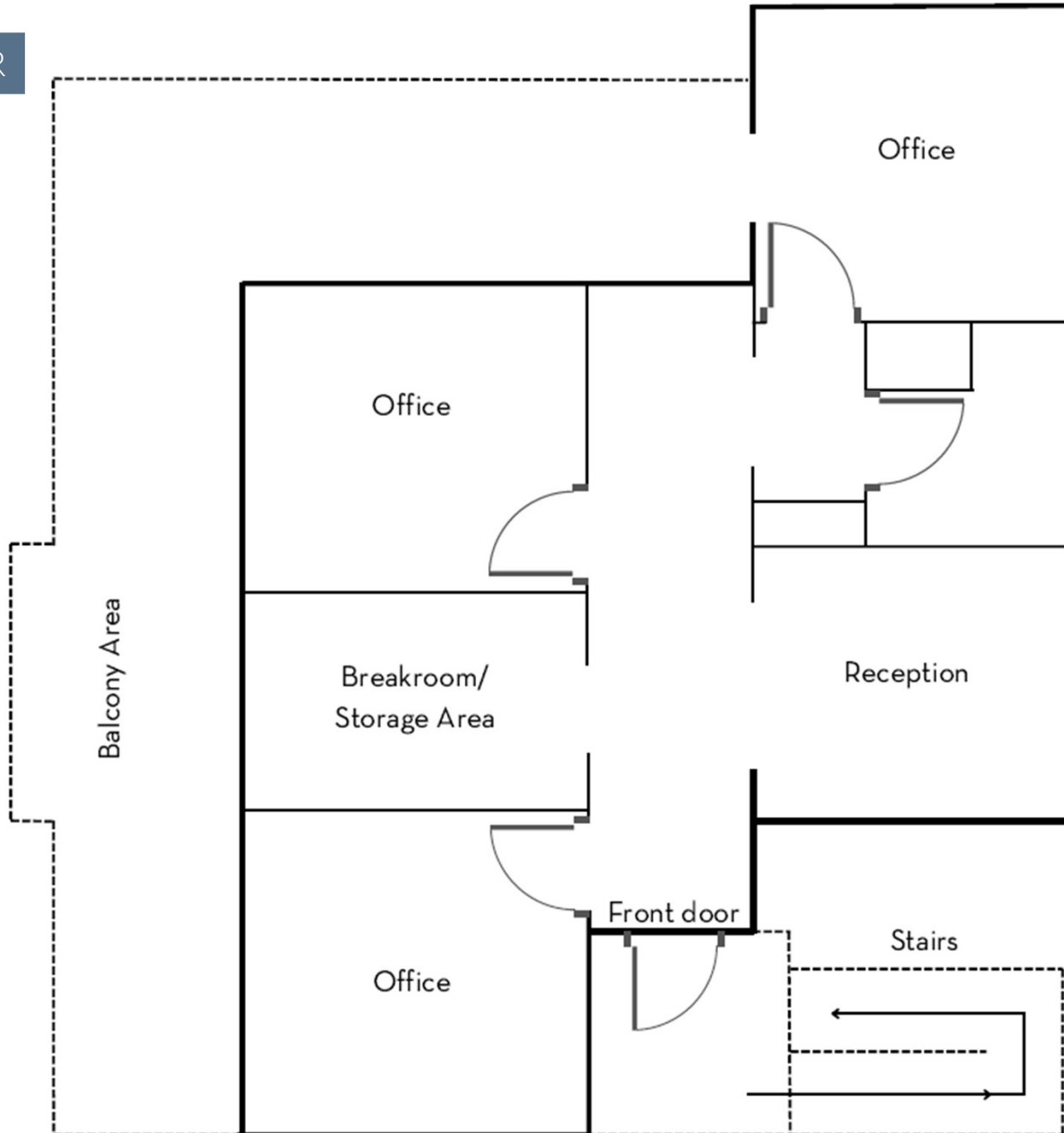
cknebel@ironwoodre.com

The information contained herein was obtained from sources believed reliable; however, Ironwood Commercial Brokerage, LP makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price, prior to sale or lease, or withdrawal without notice.





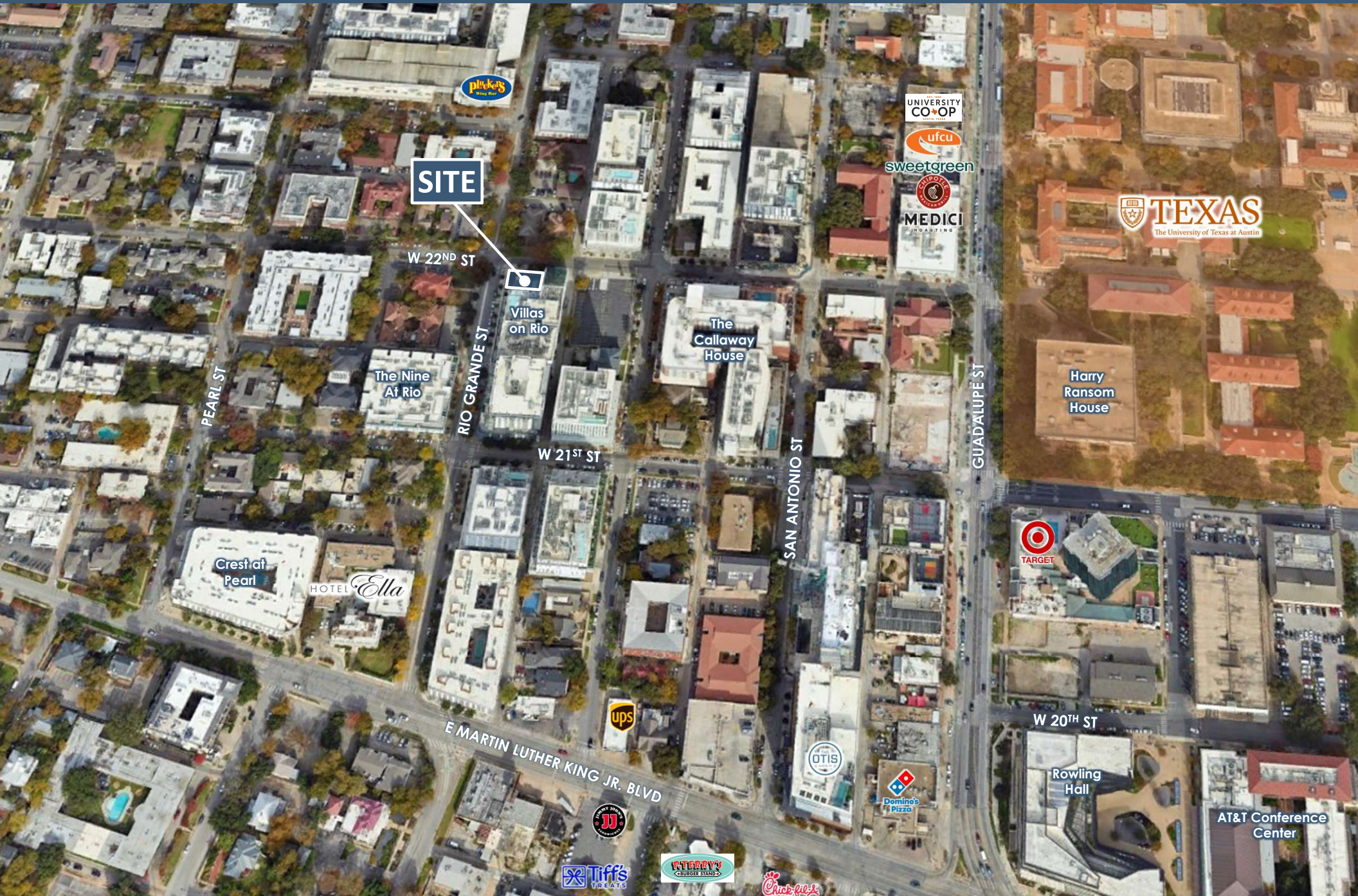
SECOND FLOOR



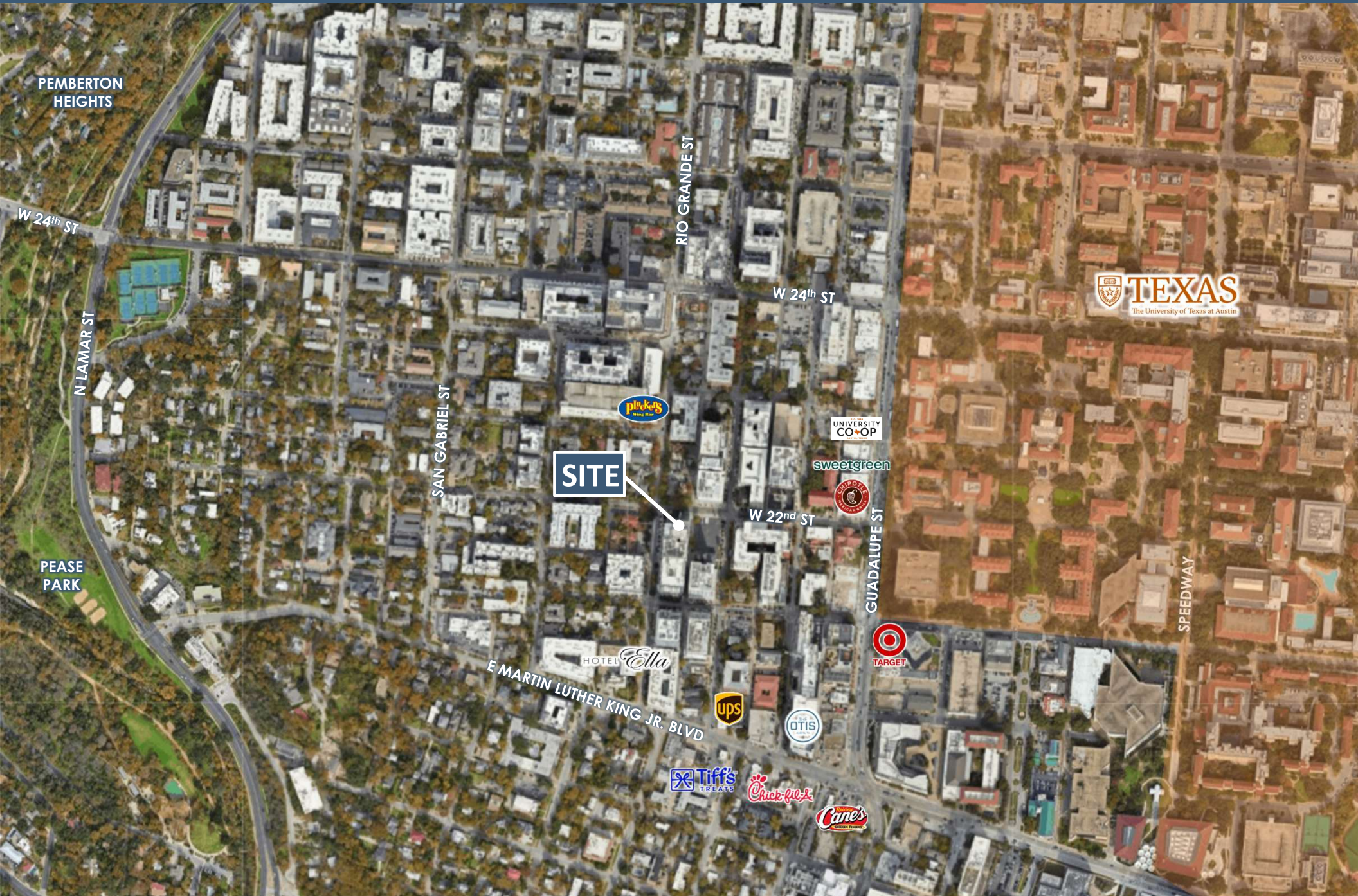




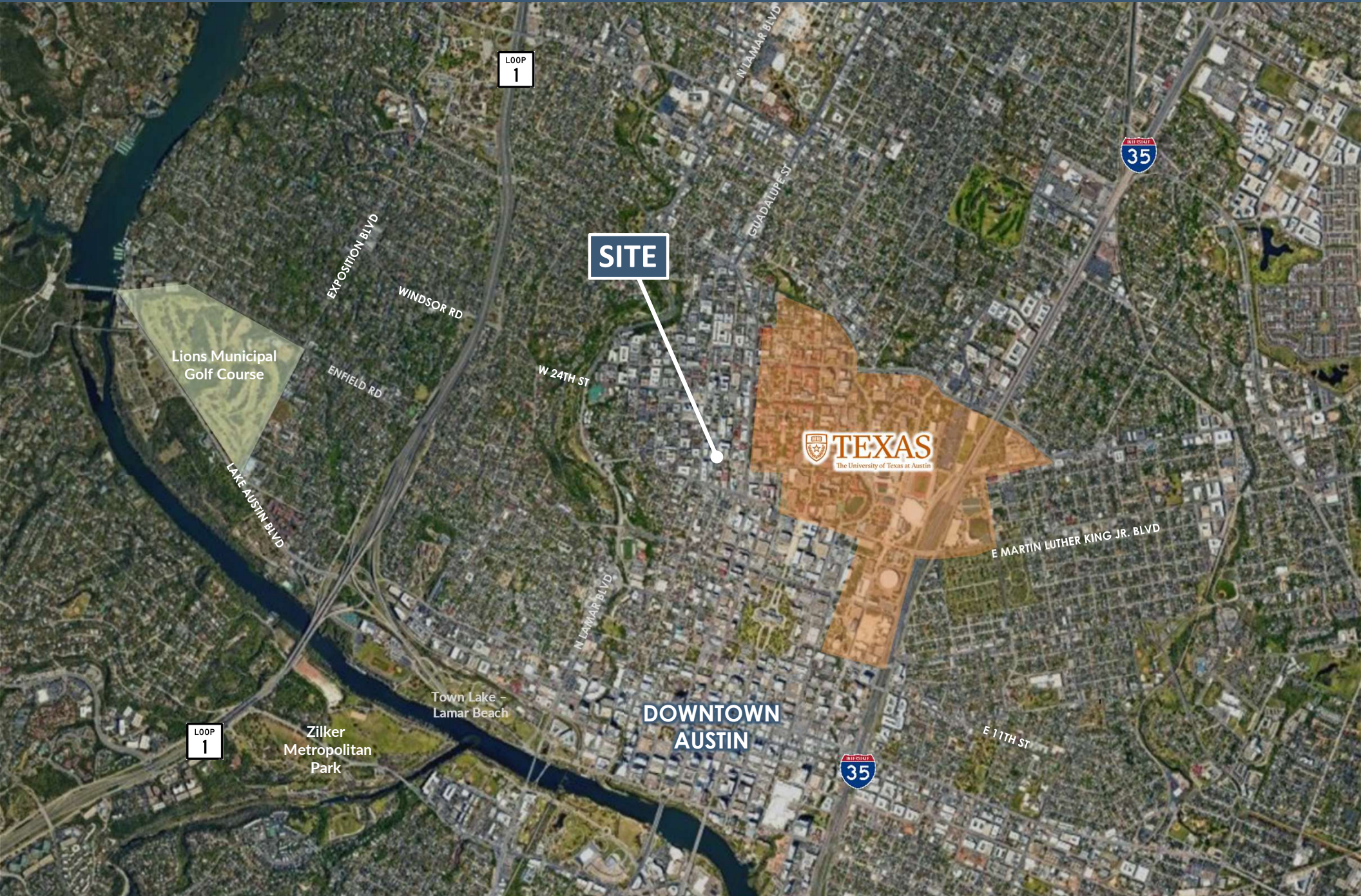
611 WEST 22nd STREET | 611 W 22nd STREET, AUSTIN, TX



611 WEST 22nd STREET | 611 W 22nd STREET, AUSTIN, TX



611 WEST 22nd STREET | 611 W 22nd STREET, AUSTIN, TX



INFORMATION ABOUT BROKERAGE SERVICES



Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information on about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listening to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party

to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - ° that the owner will accept a price less than the written asking price;
 - ° that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - ° any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION:

This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Ironwood Commercial Brokerage, LP
Licensed Broker/Broker Firm Name or Primary Assumed Business Name

9006581
License No.

mhooks@ironwoodre.com
Email

512.477.4848
Phone

Matthew Hooks
Designated Broker of Firm

443482
License No.

mhooks@ironwoodre.com
Email

512.477.2225
Phone

Licensed Supervisor of Sales Agent/ Associate

License No.

Email

Phone

Cade Knebel
Sales Agent/ Associate's Name

693948
License No.

cknebel@ironwoodre.com
Email

512.477.2235
Phone

Buyer/Tenant/Seller/Landlord Initial

Date